

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
MAY 9, 2012**

**CALL TO  
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Marie Hickey-AuClaire, Frank DeKort, Jim Heim, Jeff Larsen and Ron Schlegel. Charles Lapp had an excused absence. Robert Faulkner, Greg Stevens and Gene Shellerud were absent. BJ Grieve and Alex Hogle represented the Flathead County Planning & Zoning Office.

There were 3 people in the audience.

**APPROVAL OF  
MINUTES**

Schlegel made a motion, seconded by Heim to approve the April 11, 2012 meeting minutes.

The motion passed by quorum.

**PUBLIC  
COMMENT  
(not related to  
agenda items)**

None.

**EAGLE ROCK II  
SUBDIVISION  
AND PUD  
(FPPUD 12-01 &  
FPP 12-01)**

Requests by Michael Brooks with technical assistance from Sands Surveying, Inc. to abandon existing Eagle Rock R-2 Planned Unit Development (PUD) and for Preliminary Plat approval of Eagle Rock 2, a residential Major Subdivision that would amend the original Eagle Rock Subdivision. The 17.81 acres encompassed by the existing PUD overlay would revert back to the underlying R-2 One-Family Limited Residential and RC-1 Residential Cluster zoning use districts. Proposed Eagle Rock 2 would amend the configuration and access of eight existing lots of Eagle Rock subdivision (amended Lots 9-17). All lots would continue to be served by the public water and sewer systems of the Bigfork Water and Sewer District, and the location of internal road Fox Run Court, providing primary access to the reconfigured lots, would be re-positioned to approach onto Holt Drive approximately 650 feet north of McDowell Drive.

Located on Holt Drive within the Bigfork Zoning District, property contained within the Eagle Rock R-2 PUD can be generally described Lots 1-17 and open space areas of Eagle Rock Subdivision in Sections 23 and 26 of Township 27 North, Range 20 West, P.M.M., Montana.

**STAFF REPORT**

Alex Hogle reviewed Staff Report FPPUD 12-01 and FPP 12-01 for the Board.

**BOARD  
QUESTIONS**

The board and Hogle discussed the size and locations of easements in the subdivision, the removal of the PUD from the entire property and if the cul-de-sacs met the subdivision regulations.

**APPLICANT  
PRESENTATION**

Eric Mulcahy, representing the applicant, said they were comfortable with the conditions suggested by staff. He explained the cul-de-sac dimensions, how they met the subdivision regulations and the fact it passed the fire department review. He spoke at length about the history of the property and why the applicant submitted the application which was the foreclosure of the subdivision, the subsequent purchase of the remaining lots from the bank by the applicant and the desire to remove the lot boundaries so he had an estate lot. The PUD didn't offer any benefits with the new configuration of the lots, so they opted to eliminate the PUD.

**BOARD  
QUESTIONS**

None.

**AGENCY  
COMMENTS**

None.

**PUBLIC  
COMMENT**

None.

**APPLICANT  
REBUTTAL**

None.

**STAFF  
REBUTTAL**

None.

**BOARD  
DISCUSSION**

Hickey-AuClaire and Grieve discussed the process the application should follow concerning an abandonment of the PUD.

**MAIN MOTION  
TO ABANDON  
PUD  
(FPPUD 12-01)**

Schlegel made a motion seconded by Larsen to abandon FPPUD 12-01 PUD.

**BOARD  
DISCUSSION**

None.

**ROLL CALL  
VOTE TO  
ABANDON PUD  
(FPPUD 12-01)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION  
TO ADOPT  
F.O.F.  
(FPP 12-01)**

DeKort made a motion seconded by Heim to adopt staff report FPP 12-01 as findings-of-fact.

**BOARD  
DISCUSSION**

None.

**ROLL CALL TO  
ADOPT F.O.F.  
(FPP 12-01)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION  
TO  
RECOMMEND  
APPROVAL OF  
CONDITIONS  
(FPP 12-01)**

DeKort made a motion seconded by Schlegel to adopt Staff Report FPP 12-01 and recommend approval to the Board of County Commissioners.

**BOARD  
DISCUSSION**

None.

**ROLL CALL TO  
RECOMMEND  
APPROVAL OF  
(FPP 12-01)**

On a roll call vote the motion passed unanimously.

**OLD BUSINESS**

None.

**NEW BUSINESS**

Tom Jentz discussed Kalispell's plan to update their Growth Policy. He talked about their land use map, when it was adopted and updated and when their policy sections were written. He also spoke about meetings which had been held, proposed future land use, and studies and plans which had been done so far.

He handed out handouts which described what had occurred and the growth of Kalispell in the last couple of years during the housing boom. He talked about various developments, the changes in development in recent years and potential

development in the future.

The board and Jentz discussed various issues such as the relationship between Kalispell and Evergreen, the reality of retail and location, and the differences of points of view and communication between the county and city. They also discussed where the new rail industrial park would be, the sewer treatment plant, and the Foys Lake area. They also discussed the major areas the city planning office planned to focus on.

Grieve spoke about the subdivision regulations section concerning fees. He talked about House Bill 522 which concerned preliminary plat extensions. He reviewed the process which was followed for an extension and the recommendations he proposed to the commissioners. He suggested a \$100 fee for processing the extension requests. The application form for an extension would be available on the website.

The board and Grieve discussed the pros and cons of requiring a fee.

**MAIN MOTION  
TO SUPPORT  
ADMINISTRATION  
FEES FOR  
SUBDIVISION  
EXTENSIONS**

DeKort motioned and Larsen seconded to support administration fee of \$100 for preliminary plat extension agreements.

**BOARD  
DISCUSSION**

None.

**ASK THE  
QUESTION**

DeKort asked the question.

**ROLL CALL  
VOTE TO  
SUPPORT  
ADMINISTRATION  
FEES FOR  
SUBDIVISION  
EXTENSIONS**

On a roll call vote the motion passed unanimously.

**NEW BUSINESS  
CONTINUED**

Donna Valade, board secretary, brought to the board members' attention there had been several absences without reason by

board members.

The board discussed options to address the issue and if it needed to be addressed.

It was decided Hickey-AuClaire would draft a letter then let Grieve look at the letter then decide if they would send it to all members with a copy of the bylaws.

**ADJOURNMENT** The meeting was adjourned at approximately 7:40 pm. on a motion by Heim. The next meeting will be held at 6:00 p.m. on June 13, 2012.

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Marie Hickey-AuClaire, Chairman

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Donna Valade, Recording Secretary

*APPROVED AS **SUBMITTED**/CORRECTED: 6 / 13 / 12*